This instrument prepared by and return to:
Lauren M. Meriwether
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Parkway, Suite 100
Memphis, TN 38119
901-525-1455

Karen Johnson
Batch # 1378607
02/10/2026 09:53:49 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20260210-0009986

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Danny McQuestion and Kimberly E. McQuestion,** a married couple, ("Grantor") for and in consideration of TEN and no/100 ($10.00) DOLLARS, do hereby bargain, sell, remise, release, and convey unto **Daniel C. McQuestion and Kimberly E. McQuestion, Co-Trustees of the BKR Living Trust dated February 5, 2026** ("Grantee") all right, title, and interest in and to the following described real estate located in Davidson County, State of Tennessee, to wit:

The North 25 feet of Lot No. 274 and the South 12 ½ feet of Lot No. 275 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Danny McQuestion by Warranty Deed of record at Instrument No. 20191120-0119799 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way pertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Grantor does hereby covenants with Grantee that they are lawfully seized in fee of the aforedescribed real estate; they have good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements of record in the Register's Office for Davidson County, Tennessee, and City and County real estate taxes, which Grantee hereby assumes and agrees to pay; and that title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

Title to the above described property is vested in Danny McQuestion. For the consideration expressed herein, his spouse, Kimberly E. McQuestion, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell, convey, and confirm unto the party of the second part, their heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which she may now have or hereafter may acquire, including but not limited to homestead as provided by the laws of the State of Tennessee, but Kimberly E. McQuestion does not join in the covenants and warranties of this indenture.

The preparer of this instrument has given no tax or estate planning advice and did not have the benefit of a title search.

IN TESTIMONY WHEREOF, I have executed this instrument this the 5th day of February, 2026.

Danny McQuestion

Kimberly E. McQuestion

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of February, 2026, personally appeared before me, a Notary Public of this county, Danny McQuestion and Kimberly E. McQuestion, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, up on oath, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission Expires:

ELIZABETH H VASTAGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-3-2028

This transfer is exempt from Recordation Tax pursuant to Tenn. Code Annotated §67-4-409(a)(1)(C)(vi).

Affiant

Subscribed and sworn to before me this the 5th day of February, 2026.

Notary Public

My Commission Expires:

ELIZABETH H VASTAGH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-3-2028

Property Address:
1613 A 14th Avenue N.
Nashville, TN 37208

Property Owner and Address:
Daniel C. McQuestion and Kimberly E. McQuestion,
Co-Trustees of the BKR Living Trust
9131 Pheasant Hill Drive
Lakeland, TN 38002

Mail tax notice to:
Daniel C. McQuestion and Kimberly E. McQuestion,
Co-Trustees of the BKR Living Trust
9131 Pheasant Hill Drive
Lakeland, TN 38002

Tax Parcel ID:
081-11-0-379.00